

PLANNING COMMISSION

ACTION MINUTES

TUESDAY, JULY 18, 2000

-

Chair Parsons called the meeting to order at 7:00 p.m. at the Twin Pines Senior and Community Center.

PRESENT, COMMISSIONERS: Peirona, Mathewson, Petersen, Wiecha, Parsons

ABSENT, COMMISSIONER: Purcell (arrived at 7:11 p.m.)

PRESENT, STAFF: Interim Community Development Director Macris, Principal Planner de Melo, Senior Planner Livingstone, Deputy City Attorney Rubens, Recording Secretary Wong

AGENDA STUDY SESSION: None.

AGENDA AMENDMENTS: None.

COMMUNITY FORUM (Public Comments): None.

CONSENT CALENDAR

Action Minutes of June 6, 2000

MOTION: By Commissioner Wiecha, seconded by Commissioner Peirona to approve the minutes as amended.

AYES: Peirona, Petersen, Wiecha, Parsons

ABSENT: Purcell

ABSTAIN: Mathewson

NEW BUSINESS

Draft Report on the Neighborhood Traffic Calming Program

Duncan Jones, Asst. City Engineer, summarized the draft report. He stated that in December 1999 the Council directed the Dept. of Public Works (DPW) to form a traffic calming task force. Asst. City Engineer Jones said that the task force held seven meetings which began on March 9 and ended on June 29. He stated that the Program would deal with residential and collector streets only. Objectives would be to reduce speed, reduce volume, reduce cut-through traffic, and enhance the safety and livability of the neighborhood streets. He briefly described the policy guidelines. The Task Force suggested a City-wide traffic calming study to determine where traffic calming might be needed.

In response to Commissioner Wiecha, Asst. City Engr. Jones replied that DPW would be responsible for holding the public meetings.

Commissioner Purcell arrived at 7:11pm.

In response to Commissioner Purcell and Wiecha's questions, Asst. Civil Engr. Jones replied that: 1) Elmer Street would be a good joint project with the County; 2) an irrigation system would still be needed for the low maintenance drought resistance plants in the medians; 3) the line on page 17 which read "City Council review of results..." should be a heading; 4) change "after permanent installation" to "after trial installation" in the fourth sentence in section 4.7; 5) he believed that the cost estimates were the total costs for the cities listed in the toolbox of traffic calming measures; 6) the City was required to do speed surveys on the arterial and collector streets every five years; and 7) an independent speed survey would be done after the public meeting for each traffic calming request.

After a brief discussion, the Commission requested to see a revised Neighborhood Traffic Calming Program report for their files and suggested putting this information on the City's web site.

PUBLIC HEARINGS

Public Hearing - 600 Clipper Dr. (Asera, Inc.); To consider a design review and conditional use permit to add three sets of wireless communication panel array antennas and an equipment shelter on top of an existing office building (Appl. No. 00-1042); APN: 040-360-470; Zoned: P.D.; CEQA Status: Exempt; Nextel Communications (Applicant); Grosvenor International California, Ltd. (Owner)

Principal Planner de Melo presented the staff report recommending approval. Chair Parsons asked if the applicant would like to speak.

Jason Smith, Nextel Communications, introduced Reza Okhravi, radio frequency engineer at Nextel and Bill Hammett, compliance expert with Hammett and Edison.

In response to Commissioner Wiecha, Mr. Okhravi replied that these antennas could be installed inside of the parapet because it was obstruction friendly and the signal could pass through the wall.

Chair Parsons opened the public hearing. No one came forward to speak.

MOTION: By Commissioner Peirona, seconded by Commissioner Purcell to close the public hearing. The motion passed.

Principal Planner de Melo and Deputy City Attorney Rubens responded to Commissioner Wiecha's concern about condition #I.A.3 that "the applicant may be required to correct any and all future interference problems experienced by neighbors with respect to reception problems caused by this facility".

Bill Hammett, Registered P.E. in the State of California, stated that he had visited hundreds of cell sites for Nextel and their competitors, on behalf of cities and counties. He said that the concern that was raised would be the residents on the other side of the lagoon. Mr. Hammett stated that the fields were very low to start with and would be even lower by the time they reached the other side of the lagoon. He mentioned that Deputy City Attorney Rubens brought up an issue that referred to each of the frequencies that were assigned by the FCC to the individual carriers which had a tiny slice of the frequency spectrum and were required to maintain their operation within that slice. If they operated outside, then they were not following the FCC regulations which could cause interference to themselves first. There was a built in incentive to maintain their operation really well because they had only so many channels and would interfere themselves long before it created for anybody else.

MOTION: By Commissioner Purcell, seconded by Commissioner Wiecha to approve Resolution No. 2000-39 approving a conditional use permit and design review to allow a Nextel Communication Wireless Facility at 600 Clipper Drive:

AYES: Peirona, Mathewsen, Petersen, Purcell, Wiecha, Parsons

Chair Parsons announced that: 1) the map showing the Nextel antenna sites was very informative, 2) he would like to see a database of all the antenna sites and would like to promote co-location, and 3) the Commission's decision could be appealed to the City Council within 10 days.

Public Hearing - 1525 Escondido Way; To consider a design review and floor area ratio exception for a second story addition of approximately 994 sq. ft. to an existing 4,386 sq. ft. home. The applicant is also reducing the height of a 520 sq. ft. area in the basement, below the 6'9" limit, to eliminate the area from being counted as floor area. The proposed new total would be 4,860 sq. ft. or 360 sq. ft. over the maximum permitted floor area of 4,500 sq. ft. (Appl. No. 00-1047); APN: 045-102-220; Zoned: R-1H; CEQA Status: Exempt; Daniel Biermann, Design Studio (Applicant); Jim and Kim Richardson (Owner)

Senior Planner Livingstone announced that staff received a letter today asking the Commission to deny the proposed project, and then presented the staff report recommending approval. In response to Commissioner Purcell, Senior Planner Livingstone replied that the basement had a concrete floor. Responding to Commissioners Peirona and Mathewson's questions, Mrs. Richardson replied that the basement flooded every winter, that she had to raise the floor eight inches so that the height would be below the 6'9", and that she had lived here for 11 years. Commissioner Peirona couldn't understand the idea of raising the floor since he had visited the site and noticed that the basement was unique. Chair Parsons asked if the applicant would like to speak.

Dan Biermann, Design Studio, project designer, stated that he would be available to answer any questions. In response to Commissioner Peirona, Mr. Biermann replied that the house was built in the 1940s. Mr. Biermann stated that two sides of the basement were open on the garage side and on the opposite where the existing green house was proposed to be removed. He said that everything else was subgrade. Mr. Biermann stated that the basement could not be a livable area since it would not meet light, ventilation, and egress requirements.

Chair Parsons opened the public hearing. No one came forward to speak.

MOTION: By Commissioner Peirona to close the public hearing. The motion passed.

Commissioner Petersen asked if the owner wanted to raise the floor 8" to which Mrs. Richardson replied negatively.

The Commission's comments included: was concerned with setting a precedent with such a high square footage; generally in favor of the project; thought that the proposal would not set a precedent and said this was a 37,000 sq. ft. lot with 1,500 sq. ft. of garage space which would not include any grading or tree removal and thought it was an unique situation; the request was for a variance which meant unique circumstances; and there was a beautiful garden in the front yard.

MOTION: By Commissioner Peirona, seconded by Commissioner Purcell to approve Resolution No. 2000-40 approving a floor area ratio exception and design review at 1525 Escondido Way and there would be no requirement to raise the floor for the 520 sq. ft. area in the basement:

AYES: Petersen, Purcell, Wiecha, Peirona, Parsons

NOES: Mathewsen

Chair Parsons announced that the Commission's decision could be appealed to the City Council within 10 days.

REPORTS, STUDIES, UPDATES, AND COMMENTS

Interim Director Macris reported that the Commission's action on the Blockbuster and Max's walls was called up for review at the July 25 Redevelopment Agency's meeting. Principal Planner de Melo stated that the Commission's actions were appealed on 819 Miramar Terrace and 1070 Sixth Avenue and would be heard on August 8. In response to Commissioner Purcell, Principal Planner de Melo replied that staff had not contacted the City Arborist to look at the pine tree at the southeastern corner of Old County Road and Ralston.

Responding to Principal Planner de Melo, Chair Parsons said that he would be away during August, Commissioner Petersen replied that she would be in Europe during August and September, and Commissioner Purcell might not be able to make the August 15 meeting. Chair Parsons stated that Commissioner Wiecha would be his alternate for the Village Center\Block 4 Review Panel meeting if one was held during August.

Commissioner Purcell thanked Director Curtis and Asst. City Engineer Jones for meeting with her regarding the best management practices. She added that she talked with the County Public Works also.

The meeting adjourned at 8:20 p.m. to meet in a regular meeting on August 1, 2000.

Marjorie W. Macris, AICP

Interim Planning Commission Secretary